



**HOLLINS WALK, READING, BERKSHIRE, RG30 2BU
OFFERS IN EXCESS OF £375,000 FREEHOLD**

A THREE BEDROOM END TERRACE PROPERTY SET IN A TRAFFIC FREE MEWS DEVELOPMENT CLOSE TO PROSPECT PARK

Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk



DESCRIPTION:

A well-presented three bedroom end of terrace home in this lovely mews setting a short walk from Prospect Park. The property has been redecorated throughout and is for sale with no chain complications. On the ground floor there is a spacious lounge/diner with parquet flooring which opens into a generous conservatory with underfloor heating and access to the private rear garden. A modern fitted kitchen completes the ground floor. On the first floor there are three bedrooms, two with built in wardrobes and a family bathroom. This well presented home in this desirable location would suit a young family and is being sold with no chain complications.

AT A GLANCE

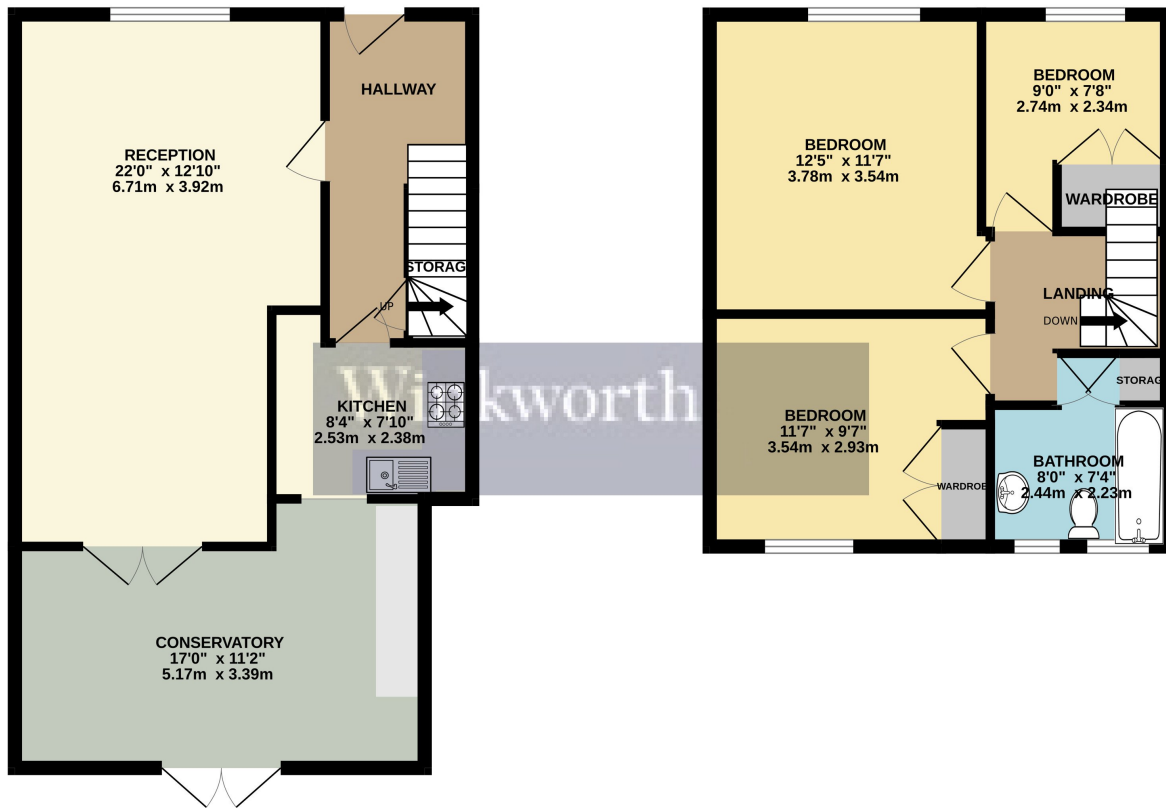
- Three Bedroom End of Terrace Home
- Garage In Block
- Traffic Free Mews Development
- Lounge/Diner with Parquet Flooring
- Large Conservatory With Underfloor Heating
- Modern Fitted Kitchen
- Private Rear Garden
- Recently Decorated and Re-Carpeted Throughout





GROUND FLOOR
569 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	80	82
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



for every step...

Reading | 0118 4022 300 | reading@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.